(1)

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2007-0249

Davidson County DEEDWARR
Recvd: 05/01/07 15:06 3 pgs
Fees:18.00 Taxes:297.48
20070501-0052006

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP PARCEL**
Spencer M. Lewis, etux. 1577 Shining Ore Dr. Brentwood, TN 37027	Same	059.00-0-111.00

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $80,400.00

Affiant

Subscribed and sworn to before me this the 26th day of April, 2007

Notary Public

My Commission Expires: 6/14/08

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **U.S. Bank, NA** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Spencer M. Lewis and Myra L. Lewis, husband and wife,**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Located in the 12th Civil District of Davidson County, Tennessee, and more particularly described on map of an unrecorded survey of Richard B. Omohundro, Surveyor, dated April 19, 1960, being part of the original Marshall Waters Lands, as described in deed of record in Book 565, page 400, Register's Office of Davidson County, Tennessee, of Nashville. Beginning at a point in the southerly margin of New Ewing Road right-of-way, said point of beginning being the northwest corner of a 0.62 acre tract conveyed to J.R. Neeley and wife, Ruby Waters Neeley from Mrs. Ola Waters, a widow, by

deed of record in Book 3071, page 631, Register's Office for Davidson County, Tennessee, at Nashville, and running thence South 3 degrees 15 minutes West 271.1 feet to a point; thence North 88 degrees 22 minutes West 98.2 feet to a point; thence North 4 degrees East 250 feet to an iron pin in the southerly margin of New Ewing Road right-of-way, North 78 degrees 20 minutes East 51.6 feet to a point; thence continuing with the Southerly margin of New Ewing Road right-of-way, radius 1884.96 feet, 45.8 feet to the point of beginning, and being a part of Lot No. 8 shown on the unrecorded map of survey made by Eric Drake, County Surveyor for Davidson County, Tennessee, dated April 14 and 15 1936.

And being the same property conveyed to Mortgage Electronic Registration Systems, Inc. as a nominee for U.S. Bank N.A. by Trustee's Deed of record in Instrument No. 20060206-0014170, said Register's Office, dated 02/06/06.

The Property is transferred subject to these limitations, restrictions, and encumbrances: 2007 County Taxes constitute a lien against said property but are not yet due and payable, and have been prorated with Grantee assuming payment thereof when same become due and payable; Restrictive covenants contained in instrument of record in Book 3161, page 190, said Register's Office; All matters appearing on the unrecorded survey of Richard B. Omohundro dated 04/19/60 and Eric Drake County Surveyor for Davidson County, TN dated 04/15 & 14/36

This is improved property known as 670 Ewing Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The warranties passing to Grantees hereunder are limited solely to those matters arising from acts or the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

WITNESS its hand this, the 26th day of April, 2007

GRANTOR:

U.S. Bank, NA

BY: Barbara Dishon

Title: Barbara Dishon/Asst. Vice President

State of Kentucky
County of Daviess

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Barbara Dishon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself/himself to be the Asst. Vice President of US Bank, NA, the within named bargainor, and that Barbara Dishon, as such Asst.Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of US Bank, NA herself/himself as Asst.Vice President of said US Bank, NA.

Witness my hand and seal at office this 25th day of April, 2007.

Susan Barrowclough

Notary Public

My Commission Expires: _____

